

RESOLUTION NO. 37- 13

A RESOLUTION OF THE CITY COUNCIL, CITY OF PLEASANT HILL, APPROVING AN
AMENDMENT TO THE GROWTH MANAGEMENT ELEMENT AND GENERAL PLAN
LAND USE MAP OF THE CITY OF PLEASANT HILL GENERAL PLAN

WHEREAS, the City of Pleasant Hill General Plan Growth Management Element establishes the goals, policies, and implementation programs that are intended to manage and mitigate the impacts of future growth and development within the City of Pleasant Hill; and

WHEREAS, Contra Costa County voters approved Measure C, a countywide half-cent sales tax designed to require cooperation among the various cities and the county on transportation and growth management issues; and

WHEREAS, Contra Costa County voters subsequently approved Measure J, which extends the half-cent sales tax and growth management requirements of Measure C through 2034; and

WHEREAS, the City is proposing to amend the Growth Management Element to comply with the new Measure J program managed by the Contra Costa Transportation Authority (CCTA) that emphasizes a multi-modal approach to transportation planning and project implementation, encouraging infill/higher density development that may encourage more efficient use of the existing transportation system and stresses the importance of having developers pay their fair share of traffic mitigation costs to manage the growth that may be expected from those developments; and

WHEREAS, the City is proposing to amend the General Plan Land Use Map to include the adopted Urban Limit Line that was previously adopted by the Pleasant Hill City Council in December 2008; and

WHEREAS, pursuant to Article 6, California Code of Regulations, Title 14, Chapter 3, Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the City of Pleasant Hill prepared a draft Initial Study and Negative Declaration to determine whether the project will have a significant effect on the environment; and

WHEREAS, a Notice of Intent to issue a draft Negative Declaration was published in the Contra Costa Times – Pleasant Hill/Martinez Record on April 25, 2013 and May 13, 2013, and posted at the County Clerk's office of Contra Costa County on April 25, 2013 and posted at the Governor's Office of Planning Research on April 26, 2013, and the draft Initial Study and Negative Declaration were circulated for public review between April 26, 2013 and May 28, 2013; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed draft Initial Study and Negative Declaration and General Plan Amendment was held at a meeting of the Planning Commission on May 28, 2013, at which time all interested parties could appear and be heard; and

WHEREAS, on May 28, 2013 the Planning Commission adopted Resolution No. 07-13 recommending the City Council approve the Final Negative Declaration and adopt the proposed amendments to the General Plan based on the findings contained in the resolution; and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing on the proposed draft Initial Study and Negative Declaration and General Plan Amendment was held at a meeting of the City Council on July 1, 2013, at which time all interested parties could appear and be heard.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pleasant Hill, approves the General Plan Amendment (Exhibit B), Amendment to the General Plan Land Use Map (Exhibit C), and certifies and approves the Negative Declaration for this project based upon the following findings:

General Plan Conformance

1. *Community Development Goal 10 and Policy 10B – Provide high-quality police, fire, and emergency medical response and services and meet City-adopted emergency response time and efficiency objectives.* The proposed amended Growth Management Element will ensure/require that new development contribute to and maintain adopted and accepted performance standards for police, fire and emergency medical response and services.
2. *Community Development Goal 11 and Policy 11A – Ensure adequacy of water supply, sewage disposal, and solid waste services and ensure that basic services are provided to proposed development, and that the provision of those services does not jeopardize service to existing uses.* The proposed amended Growth Management Element will ensure/require new development will provide or has adequate capacity to serve new development and not negatively impact services to existing development.
3. *Community Development Goal 17 and 18 – Offer high-quality park, recreation and trail facilities and programs for residents and visitors and provide new sports fields and recreation facilities.* The proposed amended Growth Management Element will ensure/require new development to provide adequate parking and recreation facilities to serve the new development without negatively impacting existing park capacity.
4. *Community Development Goal 23 – Conserve natural resources.* The proposed Growth Management Element will encourage alternative modes of transportation which in the long-term would minimize the use of fossil fuel natural resources.
5. *Circulation Goal 4 and Policy 4A and 4B – Reduce congestion and vehicle trips through non-automobile transportation and maintain and upgrade the City's bikeway and pedestrian system and encourage use of bus and rail service for local and regional travel.* The proposed Growth Management Element will support the on-going development and expansion of the City's existing bicycle and pedestrian facility network, as well as in-fill development/redevelopment around transit centers to encourage residents to take other modes of transportation.

6. *Circulation Goal 5 – Ensure that streets are safe and pedestrian friendly.* The proposed Growth Management Element includes new goals, policies, and actions to encourage the development of transportation networks that accommodates all modes of transportation (including bicycle, pedestrian, and transit riders) for residents of all age groups.
7. *Safety and Noise Goal 8 – Protect and improve noise quality as much as possible.* The proposed Growth Management Element will strongly support the development and implementation of bicycle, pedestrian, and transit facilities within the City, as well as the on-going promotion of transportation demand management alternatives (e.g. carpools and vanpools) among residents. All of these transportation alternatives will enhance safety and reduce the general noise level along public roadways by reducing the overall traffic volume demand along roadways.

CEQA Findings

1. The City Council finds on the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the independent judgment and analysis of the City Council.
2. The Negative Declaration is complete and in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.
3. The Initial Study/Negative Declaration and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Secretary to the Planning Commission in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.
4. The City Council finds that through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment.
5. Pursuant to Title XIV, California Code of Regulations ("CCR"), the City Council has determined that, after considering the record as a whole, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.
6. The City Council approves the proposed project and directs the City Planner to file a Notice of Determination with the County Clerk of Contra Costa County in the manner required by law.

ADOPTED by the City Council of the City of Pleasant Hill, on the 1st day of July, 2013,
by the following vote:

AYES:	Carlson, Durant, Weir, Harris
NOES:	None
ABSENT:	Flaherty
ABSTAIN:	None



MICHAEL G. HARRIS, O.D., Mayor

ATTEST:



KIMBERLY LEHMKUHL, City Clerk

APPROVED AS TO FORM:



JANET E. COLESON, City Attorney

CERTIFIED A TRUE COPY



DEPUTY CITY CLERK, CITY OF PLEASANT HILL

Growth Management Element

Introduction

This Element establishes the goals, policies, and implementation programs that are intended to manage and mitigate the impacts of future growth and development within the City of Pleasant Hill. It also meets the requirements of the county's voter approved Measure J Growth Management Program (GMP).

Background

In 1988, Contra Costa County voters approved Measure C, which established a countywide half-cent sales tax for 20 years (through 2008). Measure C was designed to require cooperation among the various cities and the county on transportation and growth management issues that cross jurisdictional boundaries. In 2004, County voters approved Measure J, which extends the half-cent sales tax and growth management requirements of Measure C through 2034.

The Contra Costa County Transportation Authority (CCTA) distributes the revenues from Measure C and J to complying jurisdictions that implement the required growth management goals, policies, and actions adopted as part of their general plans. Measure C and J funds allocated to the City by CCTA may be used for projects designed to:

- Meet or maintain traffic levels of service standards;
- Maintain and improve the existing street system;
- Enhance multi-modal connectivity and bike/pedestrian access along city street systems;
- Ensure that General Plan and CCTA compliance requirements are met;
- Implement Central County Action Plan for Routes of Regional Significance; and/or
- Provide mitigation for intersections subject to Findings of Special Circumstances.

Authority for the Element

This element is adopted pursuant to the authority granted to local jurisdictions by Section 65303 of the Government Code of the State of California which states:

The general plan may include any other elements or address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city.

This element substantially complies with CCTA's Model Growth Management Element adopted in June 2007, and is also consistent with the requirements of Contra Costa's Transportation Sales Tax Expenditure Plan (Measure J), approved by Contra Costa County voters in 2004, and as amended by CCTA.

Performance Standards for Services

Because the City of Pleasant Hill is responsible for regulation of development but does not provide all of the services needed to serve development, it must check with service providers to determine the adequacy of services before approving a development proposal. Performance standards measure the adequacy of a facility or service an agency commits to provide or deliver. In addition to specifying traffic level of service standards, Measure C requires each jurisdiction to establish standards for parks, fire, and police protection, sanitary facilities, water, and flood control.

The City has adopted the following performance standards for these services, plus schools:

Water Supply – verification from water authorities that adequate water quality, quantity and distribution can be provided. *Additional reservoirs or distribution system improvements would be financed from the capital improvement funds for the district, which are derived from water rates and connection fees.*

Sewage Disposal – verification by the Central Contra Costa Sanitary District that adequate collection and treatment can be provided. *Capacity increases are funded by developer fees paid to the District.*

Schools – verification by the Mt. Diablo Unified School District that adequate capacity is available for new residential development. *School impact fees from developers cover part of the cost of expanding and maintaining school facilities.*

Parks and Open Space – 3 acres per 1,000 residents added are to be acquired as enable by State law (Quimby Act). *Land dedication or payment of in-lieu fees is a condition of approval of residential subdivisions. Parkland is acquired by the City and then transferred to the Pleasant Hill Recreation and park District for development and maintenance.*

Fire Protection – verification by the Contra Costa County Fire District that fire protection can be provided within a 5-minute response time. *Service improvements are funded from a variety of sources, including developer fees and County set-aside capital improvement funds.*

Police – verification by the Pleasant Hill Police Department that emergency response can be provided within 5 minutes and that 20 minutes response can be maintained for 95 percent of non-emergency calls. *The Police Department budget is a City general fund expenditure.*

Storm Drainage – verification by the Contra Costa County Flood Control and Water Conservation District and the City Public Works Department that adequate storm drainage facilities exist or are funded. *Storm drainage fees are collected by the City as a condition of development to fund drainage projects serving the City.*

Growth Management Goals, Policies, and Programs

This section of the General Plan includes the goals, policies, and programs required by Measure C (through March 31, 2009) and includes the new requirements under Measure J (April 1, 2009 through March 31, 2034).

Growth Management Goal 1. Support land use patterns that are orderly and make more efficient use of the transportation system.

Growth Management Policy 1A. Promote orderly and efficient growth in existing urban areas and protect open space by adhering to the Urban Limit Line (ULL).

Growth Management Policy 1B. Support infill and redevelopment in existing urban areas and around key transit facilities.

Growth Management Policy 1C. Strive to ensure the availability of affordable housing.

Growth Management Program 1.1. Ensure adoption of Contra Costa County's ULL, as specified in the Measure J Principles of Agreement for Establishing ULL.

Growth Management Program 1.2. Review and adopt the amended County ULL or develop its own Local Voter ULL, should there be any amendments to the County ULL.

Growth Management Program 1.3. Ensure development is within the City of Pleasant Hill Urban Limit Line.

Growth Management Program 1.4. Promote transit-oriented, mixed-use, medium and high density infill development around transit hubs and along major transit corridors and within priority development areas (PDA's).

Growth Management Program 1.5. Provide a range of housing types that meet the diverse needs of the community.

Growth Management Program 1.6. Develop affordable housing and implementing housing policies within the Housing Element to ensure opportunities for households at all income levels.

Growth Management Program 1.7. Prepare periodic reports to CCTA to demonstrate reasonable progress in providing housing opportunities for all income levels in the City.

Growth Management Goal 2. Ensure an efficient regional and local transportation system that will meet the needs of the overall growth within the city and the region.

Growth Management Policy 2A. Implement the requirements of Measure J.

Growth Management Policy 2B. Require that new development pay its share of costs associated with the overall growth in the region.

Growth Management Policy 2C. Require that all development projects comply with the City's performance standards for fire, police, parks, water, flood control, sanitary sewer, and transportation facilities.

Growth Management Program 2.1. Participate with TRANSPAC, CCTA, and other jurisdictions in an on-going multi-jurisdictional planning process.

Growth Management Program 2.2. Work with TRANSPAC and CCTA in the designation of Routes of Regional Significance.

Growth Management Program 2.3. Work with TRANSPAC to update and implement the Central County Action Plans for Routes of Regional Significance.

Growth Management Program 2.4. Work with TRANSPAC to develop and implement Multimodal Transportation Service Objectives (MTSOs) for designated Routes of Regional Significance.

Growth Management Program 2.5. Maintain a Level of Service (LOS) of LOS D or better (as defined in the Circulation Element) for all public roadways, excluding Routes of Regional Significance.

Growth Management Program 2.6. Ensure compliance and consistency with the Measure J Growth Management Program Implementation Documents

Growth Management Program 2.7. Require traffic impact studies (consistent with CCTA's Technical Procedures) as part of the application review process for development projects estimated to generate more than 100 net new peak hour vehicle trips

Growth Management Program 2.8. Only approve development projects (that will generate more than 100 net new peak hour vehicle trips) if the City or the Redevelopment Agency has made Findings of Consistency with the adopted LOS standards and TRANSPAC's MTSOs for regional routes

Growth Management Program 2.9. Participate in CCTA's conflict resolution process as needed to resolve disputes related to the preparation and implementation of Action Plans and other programs described in this Element

Growth Management Program 2.10. Require the City or developers to apply CCTA's travel demand model and Technical Procedures to the analysis of General Plan Amendments (GPAs) and developments exceeding specified threshold per Measure J requirements

Growth Management Program 2.11. Assist CCTA in maintaining its travel demand modeling system by providing information on proposed transportation improvements, including those adopted as part of

the City's Capital Improvement Program, planned and approved development within the City and long-range plans relative to ABAG's projections for household and jobs within the City

Growth Management Program 2.12. Consider the impacts that the City's land use development policies have on the local, regional, and countywide transportation system, including the level of transportation capacity that can reasonably be provided

Growth Management Program 2.13. Implement TRANSPAC's Regional Transportation Mitigation Program as needed when assessing new development and its impacts to regional and sub-regional routes

Growth Management Program 2.14. Impose a city traffic impact fee on new development

Growth Management Program 2.15. Require developers to pay costs necessary to mitigate impacts of their projects on the local and regional transportation system, including establishment of trails and other alternatives to vehicle use as specified in the Capital Improvement Plan and the Citywide Bicycle and Pedestrian Master Plan (when adopted)

Growth Management Program 2.16. Do not allow revenues provided from Measure C, Measure J, or any other City secured transportation funds to be used to replace private developer funding that has or would have been committed to any transportation project.

Growth Management Program 2.17. Require all new development to contribute to or participate in the improvement of park, school, fire, police, sanitary, water, and flood control services in proportion to the demand generated by the development's occupants and users.

Growth Management Program 2.18. Approve development projects only after finding that performance standards will be maintained following project occupancy. Project-specific mitigation measures required to maintain standards will be required of the project sponsor.

Growth Management Goal 3. Create a balanced, efficient, and safe transportation system that accommodates all modes of transportation for residents of all ages and abilities

Growth Management Policy 3A. Consider the needs of vehicles, bicycle, and pedestrians on all city roadways and facilities.

Growth Management Policy 3B. Meet the increased transportation needs of the community with transportation demand management alternatives

Growth Management Program 3.1. Prepare and regularly update a Capital Improvement Plan that identifies roadways and transportation improvements needed to implement the general plan goals and policies for each six-year planning period, including the budgeting of local funds, development fees, and various State/Federal grants secured for the implementation of the various projects and programs

Growth Management Program 3.2. Prepare and maintain a Citywide Bicycle and Pedestrian Master Plan to specify bicycle and pedestrian facility networks, and to identify and prioritize bicycle and pedestrian facility needs in the City.

Growth Management Program 3.3. Evaluate the needs of transit, bicycle, and pedestrian facilities and/or access for new development as part of the review process, and require new development to incorporate transit, bicycle, and pedestrian access where feasible and appropriate, consistent with the Circulation Element and the Bicycle and Pedestrian Master Plan (when adopted).

Growth Management Program 3.4. Maintain the City's Senior Van Service for residents over the age of 55, subject to the availability of funding.

Growth Management Program 3.5. Promote the use of carpools and vanpools by supporting and advertising services and programs implemented by 511ContraCosta.org, which operates transportation demand management (TDM) programs and services in the City.

Growth Management Program 3.6. Work with 511ContraCosta.org to encourage TDM programs in new development and businesses.

Growth Management Program 3.7. Update the transportation system management (TSM) ordinance or resolution as needed, to comply with CCTA's model TSM ordinance.

City Of Pleasant Hill General Plan Land Use Map

RESIDENTIAL

- Single-Family Low Density
- Single-Family Medium Density
- Single-Family High Density
- Multi-Family Very Low Density
- Multi-Family Low Density
- Multi-Family Medium Density
- Multi-Family High Density

COMMERCIAL

- Commercial and Retail
- Office
- Mixed Use
- Neighborhood Business

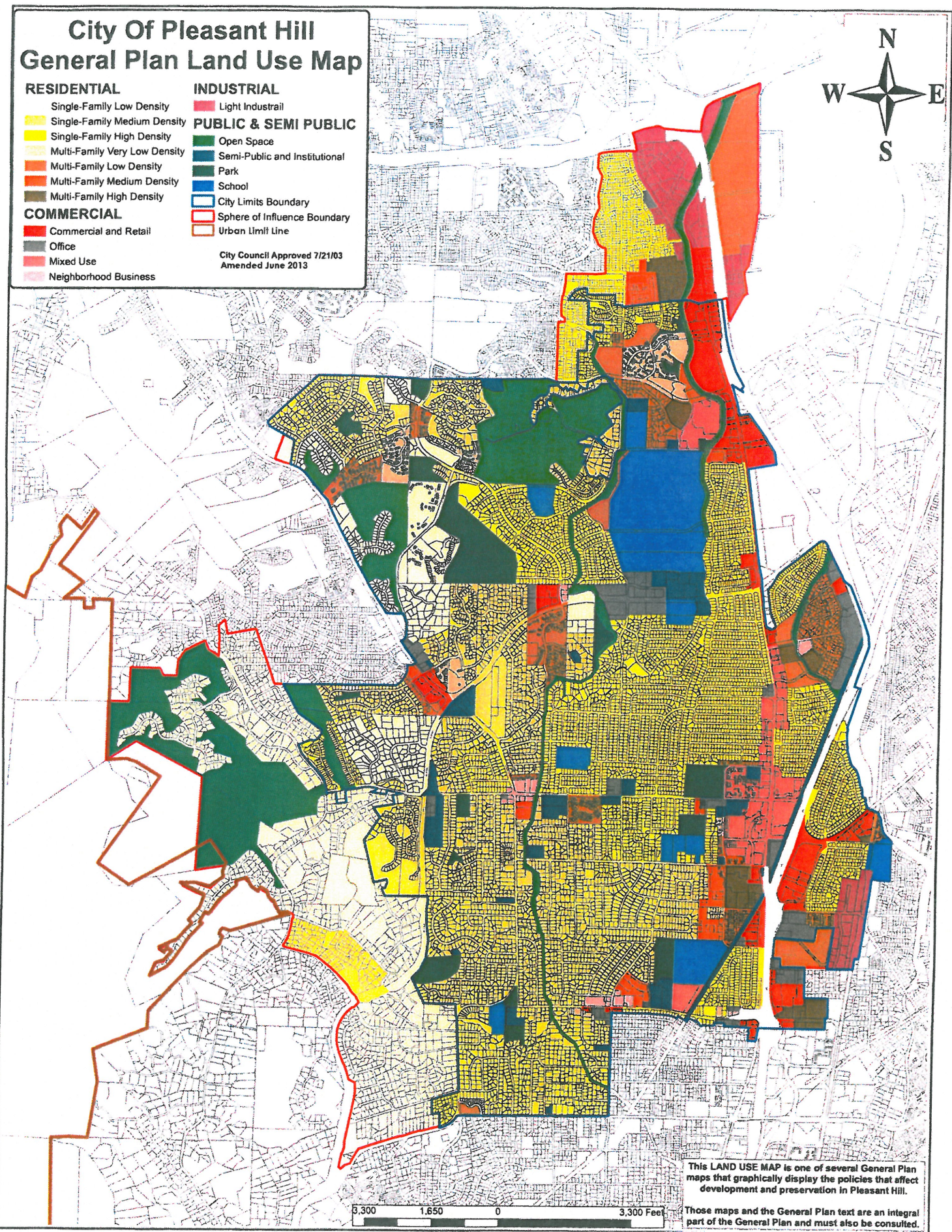
INDUSTRIAL

- Light Industrial

PUBLIC & SEMI PUBLIC

- Open Space
- Semi-Public and Institutional
- Park
- School
- City Limits Boundary
- Sphere of Influence Boundary
- Urban Limit Line

City Council Approved 7/21/03
Amended June 2013



This LAND USE MAP is one of several General Plan maps that graphically display the policies that affect development and preservation in Pleasant Hill.

Those maps and the General Plan text are an integral part of the General Plan and must also be consulted.

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